

NORTHWEST SUBAREA

The **Northwest Subarea** is characterized by single and multi-family housing, and retail and commercial development including many office complexes. The neighborhoods are largely new subdivisions where generally middle and upper income families live. The retail/commercial development includes large strip centers, mega-store developments, restaurants, hotels, and movie theater complexes. These predominate along IH 10, Loop 410, and other major roadways including Bandera, Babcock, Fredericksburg, Huebner and Wurzbach Roads. The terrain of the Northwest Subarea ranges from gently sloping near Loop 410 to extremely hilly at the northern edge near Loop 1604. A variety of terrains and ecosystems exist, but are dominated by oak, cedar elm, cedar, and mesquite. Undeveloped land is very limited, and is found along the northwestern boundary of the subarea near Loop 1604. The northern portion of the subarea is located over the Edwards Aquifer Recharge Zone where there are limitations on development.

CENSUS TRACTS

1807, 1814, 1815, 1818, 1819, 1820

POPULATION (estimated) % of change

1997	82,100	
2002	95,500	+16.30%
2007	108,900	+14.00%

DEMOGRAPHICS

Hispanic	37.3%
Anglo	55.9%
Black	3.4%
Other	3.4%
Male	48.3%
Female	51.7%

Age

<5	5,706 (7%)	35-44	14,848 (18%)
5-9	5,698 (7%)	45-54	10,181 (13%)
10-14	5,220 (6%)	55-64	5,616 (7%)
15-19	5,125 (6%)	65-74	3,987 (5%)
20-24	5,511 (7%)	75+	3,552 (4%)
25-34	16,656 (20%)		

Median Household Income \$38,988

SOCIAL STATISTICS *

NORTHWEST SUBAREA

<i>Category</i>	<i>Number</i>
Arrests (1)	113
Births/10-17 (2)	39
Educational level (3)	1,337 (1.6%)

- 1) felonies & misdemeanors
 2) births to mothers between 10 and 17
 3) over 18 with an eighth grade or less education

* Arrest and birth statistics are for calendar year 1997 as provided by the Health and Police Departments.
 Education statistics are drawn from the 1990 Federal Census as provided by the Community Initiatives Department.

PROMINENT LANDMARKS AND FACILITIES

- South Texas Medical Center
- University of Texas at San Antonio
- Six Flags Fiesta Texas

NATURAL RESOURCE ASSETS

- Edwards Aquifer Recharge Zone
- Leon, Huebner and French Creeks
- Undeveloped, sensitive ecosystem near Loop 1604

PARK FACILITIES LISTING

CITY OF SAN ANTONIO PARK FACILITIES

<u>NAME</u>	<u>TYPE</u>	<u>ACREAGE</u>	
Oak Hills	NP	8.10	
Subtotal			8.10

<u>NAME</u>	<u>TYPE</u>	<u>ACREAGE</u>	
O.P. Schnabel	LUP	202.00	
Subtotal			202.00

Cedar Creek Golf Course	SC	172.72	
Subtotal			172.72

Friedrich	NA	279.73	
Subtotal			279.73

Leon Creek Greenway	GW	26.93	
Subtotal			26.93

TOTAL CITY PARK ACREAGE			689.48
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TOTAL NON-CITY PARK ACREAGE

-0-

GRAND TOTAL NORTHWEST SUBAREA PARK ACREAGE 689.48

NEEDS ASSESSMENT

Based on the National Recreation and Park Association's established goal of 10 acres of park land per 1,000 residents, the following chart summarizes the park land needs of the Northwest Subarea (based on 1997 acreage figures).

NORTHWEST SUBAREA NEEDS IDENTIFICATION*

	1997 Inventory (Acres)	Current Service Ratio (Acres/Pop.)	1997 Estimated Population 82,100 (Acres/Goal) (Excess/Def.)		2002 Estimated Population 95,500 (Acres/Goal) (Excess/Def.)		2007 Estimated Population 108,900 (Acres/Goal) (Excess/Def.)	
Total City-Owned Park Acres	689.48	8.4:1,000	821	<131.52>	955	<265.52>	1,089	<399.52>
Total Public Park Acres including City, County, State, Federal and Incorporated Cities park land	689.48	8.4:1,000	821	<131.52>				

*Based on December 1997 Park Acreage

In December 1997, the City owned 689.48 acres of park land or 8.4 acres per 1,000 residents in the Northwest Subarea. Based on a goal of 10 acres per 1,000, a deficiency of 131.53 acres exists. Currently, there are no additional public park acres in the subarea. Based solely on City population projections and park acreage figures (assuming no further acquisition), there will be a deficit of 399.52 acres by the year 2007.

COMMUNITY SURVEY

Based on surveys completed during the planning process, need was expressed for the following activities and facilities.

- walking and bicycle trails
- playgrounds
- new basketball courts
- picnic areas
- water sports facilities
- multi-purpose community centers
- natural areas

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RECOMMENDATIONS

After study of the demographic profile (both current and projected) of the Northwest Subarea, inventory of current facilities and programs, and expressed needs of citizens, the following recommendations are being made to guide development of parks and recreation facilities and programs in the next ten years. Included are both general and specific recommendations.

PRIORITIES

- 1) acquire additional neighborhood park acreage to meet service goals.
- 2) rehabilitate parks and recreation facilities to assure safety, accessibility and quality programming for users.
- 3) acquire additional community park acreage to meet service goals.
- 4) acquire additional large urban park acreage to meet service goals.
- 5) acquire property for further development of the Leon Creek Greenway.
- 6) secure natural area acreage over the Edwards Aquifer Recharge Zone.
- 7) construct a multi-purpose community center with gymnasium and swimming pool.

FUNDED PROJECTS (currently under design or construction)

<u>Project</u>	<u>Budgeted</u>	<u>Source</u>	<u>Year</u>
O.P. Schnabel Park improvements	\$1,000,000	Bonds	1999
Leon Creek Greenway improvements	\$100,000	Bonds/ TPWD Grant	1999
TOTAL FUNDED PROJECTS	\$1,100,000		

PROPOSED/UNFUNDED PROJECTS

<u>Recommendation</u>	<u>Estimate*</u>	<u>Source</u>	<u>Year</u>
Acquisition of park land			
<i>Acquire 45 acres</i>	-0-	LD	2002
<i>Acquire 15-20 acres</i>	\$276,800	all but CDBG	2003

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<i>Acquire 45 acres</i>	-0-	LD	2005
<i>Acquire 45 acres</i>	-0-	LD	2007
Bamberger Nature Park- implement Master Plan			
<i>Design</i>	\$13,300	all but CDBG	2000
<i>Construction</i>	\$136,700	all but CDBG	2001
Community center (multi-purpose with gym & pool)-- Design & construct in existing park			
<i>Design</i>	\$151,100	all but CDBG	2002
<i>Construction</i>	\$1,394,800	all but CDBG	2003
Edwards Aquifer Recharge Zone acquire property over			
<i>Acquire 45 acres</i>	-0-	LD	2001
<i>Develop natural area</i>	\$110,700	all but CDBG	2003
Friedrich Park-- Design and construct improvements to (connect to municipal water supply; entry parking area; horse stalls; maintenance building/garage and convert to offices; storage; classrooms and maintenance - add showers and AC; stone ruins to outdoor recreational facility)			
<i>Design</i>	\$55,400	all but CDBG	2003
<i>Construction</i>	\$569,200	all but CDBG	2004
Friedrich Park- Design and construct Nature Center	\$585,000	all but CDBG	2005
Leon Creek Greenway-- Acquire land & further develop			
<i>Acquire 20 acres</i>	-0-	DO	2000
<i>Acquire 20 acres</i>	-0-	DO	2001
<i>Acquire- upper segment</i>	\$10,500	all but CDBG	2001
<i>Develop greenway</i>	\$131,500	all but CDBG	2001
<i>Acquire 20 acres</i>	-0-	DO	2002
<i>Acquire- center segment</i>	\$10,800	all but CDBG	2002
Recommendation	Estimate*	Source	Year
Leon Creek Greenway (continued)			
<i>Acquire 20 acres</i>	-0-	DO	2004
<i>Design and construct greenway</i>	\$143,900	all but CDBG	2003
<i>Acquire 20 acres</i>	-0-	DO	2005
<i>Acquire 20 acres</i>	-0-	DO	2006
Leon Vista Park- Design and construct			

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<i>Design</i>	\$51,300	all but CDBG	2000
<i>Construction</i>	\$525,900	all but CDBG	2001

O.P. Schnabel Park-- Design and construct rehabilitation to (general park improvements, trails; parking improvements; picnic improvements; lighted pavilion; park toilets; road improvements; park furnishings)

<i>Design</i>	\$110,700	all but CDBG	2005
<i>Construction</i>	\$1,138,400	all but CDBG	2006

TOTAL PROPOSED PROJECTS \$5,416,000

*Costs adjusted for annual inflation

Acquisition Sources

DO Public Works Department/Drainage Ordinance
LD Planning Department/Land Dedication

Funding sources

GOB General Obligation Bonds
CDBG Community Development Block Grant
GD Private Grants & Donations
FMG Federal Matching Grant
SMG State Matching Grant